

STATE WITH THE PLANNING ACTIVITIES OF LOCAL GOVERNMENTS, COORDINATE ACTIVITIES OF UNITS OF STATE GOVERNMENT, PROVIDE TECHNICAL ASSISTANCE, WHERE NEEDED, STIMULATE PUBLIC INTEREST IN THE DEVELOPMENT POLICIES OF THE STATE, AND COORDINATE THE STATE PROGRAMS WITH THE FEDERAL GOVERNMENT.

THE GENERAL ASSEMBLY FURTHER FINDS THAT CERTAIN LAND USE CHANGES WILL HAVE SUBSTANTIAL ECONOMIC, SOCIAL, AND ENVIRONMENTAL IMPACT UPON THE LAND AND THE ENTIRE REGION AND STATE. THESE LAND USE CHANGES FREQUENTLY COVER LARGE GEOGRAPHIC AREAS OR INVOLVE LARGE NUMBERS OF HOUSING UNITS. THESE USE CHANGES HAVE INDIRECT AND DIRECT COSTS, NOT PRESENTLY BEING ADEQUATELY CONSIDERED, TO ALL THE PEOPLE OF THE STATE. THE COSTS INCLUDE MONEY EXPENDED FOR EDUCATION AND TRANSPORTATION FACILITIES, SEWER AND WATER CONSTRUCTION, HOUSING ELEMENTS, AND SUPPORTIVE SERVICES, AS WELL AS LESS MEASURABLE COSTS SUCH AS THOSE ASSOCIATED WITH ENVIRONMENTAL DEGRADATION. THE GENERAL ASSEMBLY FURTHER FINDS THAT CERTAIN LAND USE CHANGES, WHEN OCCURRING IN CERTAIN GEOGRAPHICAL AREAS OF THE STATE, HAVE SUBSTANTIAL REGIONAL AND STATEWIDE ENVIRONMENTAL IMPACT. THESE CHANGES HAVE AT TIMES DEPRIVED ALL THE RESIDENTS OF THE STATE OF TANGIBLE ENVIRONMENTAL BENEFITS WITHOUT PUBLIC PARTICIPATION IN THE DECISION-MAKING PROCESS.

(B) DECLARATIONS. - THE GENERAL ASSEMBLY DECLARES THAT IT IS THE POLICY OF THE STATE (1) TO FAVOR PATTERNS OF LAND USE PLANNING, MANAGEMENT, AND DEVELOPMENT WHICH ARE IN ACCORD WITH SOUND ENVIRONMENTAL, ECONOMIC, AND SOCIAL VALUES AND WHICH ENCOURAGE THE WISE AND BALANCED USE OF THE STATE'S RESOURCES; (2) TO FAVOR, FOR THE HEALTH, GENERAL WELFARE, AND SECURITY OF THE PEOPLE, STATE PARTICIPATION IN LAND USE DECISIONS WHICH HAVE STATE OR REGIONAL IMPACT EITHER BECAUSE OF THEIR SCALE OR BECAUSE OF THEIR SPECIFIC LOCATION; (3) TO ASSIST LOCAL GOVERNMENTS TO IMPROVE UPON THEIR PRESENT LAND USE PLANNING AND MANAGEMENT EFFORTS WITH RESPECT TO AREAS OF CRITICAL STATE CONCERN, [[KEY]] MAJOR PUBLIC FACILITIES, LAND USE, DEVELOPMENT AND CONSTRUCTION OF REGIONAL BENEFIT, AND LARGE-SCALE DEVELOPMENT; (4) TO FACILITATE INCREASED COORDINATION IN THE PLANNING, MANAGEMENT AND ADMINISTRATION OF THE LAND OF THE STATE IN ORDER TO ENCOURAGE SOUND LAND USE PLANNING AND MANAGEMENT; AND (5) TO PROMOTE THE DEVELOPMENT OF SYSTEMATIC METHODS FOR THE EXCHANGE OF LAND USE AND DEVELOPMENT DATA AND INFORMATION AMONG THE UNITS OF STATE AND LOCAL GOVERNMENT IN THE STATE.

(C) PURPOSE. - THE PURPOSE OF THIS ARTICLE IS TO PROMOTE EFFICIENT AND REASONABLE PLANNING AND LAND USE MANAGEMENT FOR THE BENEFIT OF ALL THE PEOPLE OF THE STATE BY PROVIDING A MECHANISM BY WHICH PLANNING AND LAND USE